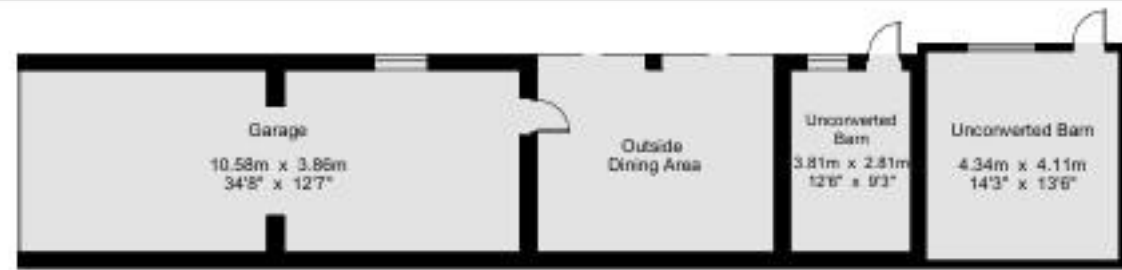
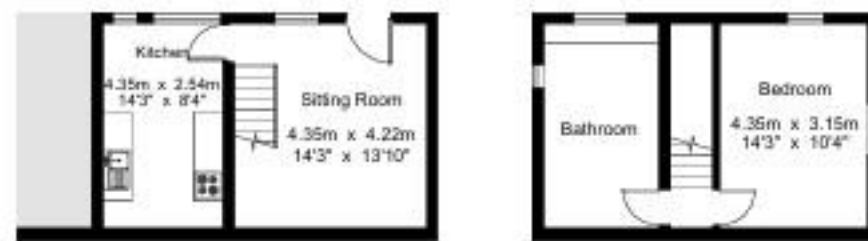


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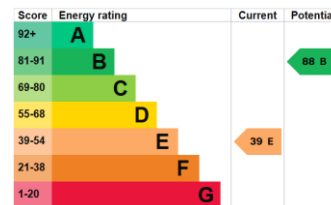


Planning Permission Granted to convert Barn to a 1-bedroom annex.



Ground Floor

First Floor



**The Oast House**

- House - Gross Internal Area : 170.5 sq.m (1836 sq.ft.)
- Small Barn (PROPOSED) - Gross Internal Area : 61.8 sq.m (665 sq.ft.)
- Studio - Gross Internal Area : 28.4 sq.m (305 sq.ft.)
- Outbuilding - Gross Internal Area : 92.6 sq.m (996 sq.ft.)

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**The Oast House**, Tea Garden Lane

Tunbridge Wells, TN3 9JH

A charming, detached, twin roundel, Oast House with attached barns and 2 acre paddock, set in an idyllic quiet country lane within 2 miles from Tunbridge Wells mainline station and the Pantiles. Planning permission exists to convert a 2 storey barn into an annexe. The mellow brick and weatherboarded outbuildings enclose a delightful formal garden bounded by a brook with views beyond to its own paddock.

Hall, Cloakroom, Sitting Room, Kitchen/Breakfast Room, Reception Room/Bedroom 4, 3 Bedrooms, 2 Bathrooms, Office/Studio, 2 Storey Barn (with pp to convert), 2 Car Garage, Oil Fired Central Heating, Private Drainage, Garden and 2 acre paddock (not measured).

**Guide price £1,350,000 Freehold**





## Property Description

- ◆ Detached twin roundel Oast House with outbuildings and 2 acres.
- ◆ Exceptional country setting yet within 2 miles of Tunbridge Wells Station and the Pantiles.
- ◆ Planning permission granted to convert an adjoining 2 storey barn into an annexe.
- ◆ A secluded courtyard-style internal garden, enclosed by the distinctive Oast house roundels and weather-boarded outbuildings, enjoying attractive views across a stream to the attached paddock.
- ◆ The Oast house is set back from the quiet country lane with stone wall and brick path leading to a pitched tiled covered porch with Oak front door.
- ◆ Stunning Wisteria and climbing hydrangea clad front elevation.
- ◆ Spacious hall with quarry tiled flooring and delightful Crittal leaded light windows which feature throughout the property.
- ◆ Cloakroom with low level WC, washbasin and window.
- ◆ Triple aspect sitting room with herringbone oak floor, fireplace with multi fuel stove, oak bench with storage to side.
- ◆ French doors lead to an outside brick terrace and the babbling brook.
- ◆ Dining room/Bedroom 4, a former roundel and enjoying triple aspect outlook including French doors to outside and herringbone wooden floor.
- ◆ The kitchen is also a former roundel with curved solid wooden worksurfaces with a comprehensive range of cupboards and drawers and matching wall mounted cabinets, integrated oven and grill oven, plumbing for dishwasher and washing machine, oil fired boiler (for transparency, this may need replacing), the roundel also enjoys a triple aspect outlook and French doors out to the formal garden and brick path across to the studio.
- ◆ Staircase leads to a beautifully light first floor landing with views to the paddock and woodland backdrop.
- ◆ The principal bedroom features a triple aspect outlook and is also a beautifully light room enjoying south, west, and east aspects.



- ◆ Jack and Jill bathroom fitted with panelled bath, Aqualisa power shower above, low level WC and washbasin.
- ◆ Bathroom 2 with panelled bath also with Aqualisa power shower above, low level WC and pedestal washbasin.
- ◆ The 2 roundels provide interesting double bedrooms with beautiful views.

### Outside

- ◆ Total plot size is approximately 2.47 acres (not measured).
- ◆ The Oast together with the adjoining garage, barns and studio encloses the formal garden on three sides, creating a sheltered and private courtyard garden setting, with views over a meandering stream to the paddock beyond and woodland backdrop.
- ◆ The easily maintained gardens are laid mainly to lawn, with attractive brick paths, and a variety of mature flowering shrubs including Camellias.
- ◆ One of the delightful features is a covered outside dining area under a pitched tiled roof, positioned to take the afternoon sun.

### Studio

- ◆ This is an attractive building with weatherboarded elevation under a mellow pitch tiled roof, stable door access leads into one large room with a pair of windows either side overlooking the lawn, power and light connected, also an interconnecting door through to a double height storeroom.

### Barn

- ◆ Planning permission has been granted for a 2 storey annexe currently with plans for one bedroom and bathroom on the first floor, kitchen and reception room on the ground floor, when converted this could create a granny or teenage annexe, or used as an extra income stream as an Airbnb.

### 2 Car Garage

- ◆ A driveway from Tea Garden Lane leads to the garage which is double in length and full size for 2 cars in tandem, power and light connected plus a door at the far end leading into the outside dining area.
- ◆ There is further parking to the right hand side of the garage also accessed from Tea Garden Lane.

### Location

- ◆ Tranquil country setting yet within 2 miles of Tunbridge Wells mainline station with its regular service to London and the coast.
- ◆ Tunbridge Wells also offers access to Grammar Schools plus well respected Primary and Secondary Schools.
- ◆ The Oast House is also within walking distance to the well-respected Beacon and Toad Rock Retreat pub/restaurants.

### Practicalities

- ◆ Mains water and electricity, oil fired central heating and private drainage with Klargestor drainage system installed in 2019.

### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

